

RANGE

REALTY ADVISORS



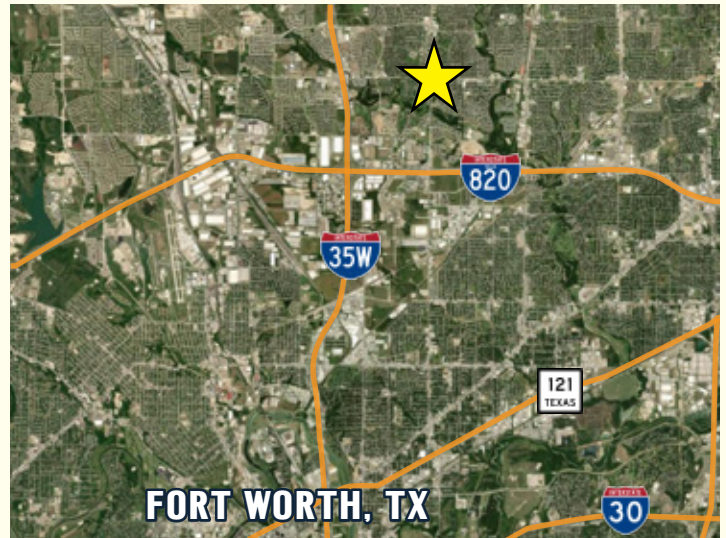
GROUND LEASE

6650 NORTH BEACH STREET

FORT WORTH, TX 76137

16,000 SF PAD SITE

The pad site for ground lease at 6650 N Beach St in Fort Worth consists of 16,000 SF of raw commercial land. The property lies adjacent to the Beach Western Commons, a highly visible 82,424 SF shopping center anchored by a Kroger supermarket. The land's zoning allows for a variety of uses, including retail, health care, and restaurant, making the pad site at 6650 N Beach St an ideal location for new commercial development.



Tract size:	16,000 SF (0.367 AC)
Zoning:	E (Neighborhood commercial)
Proposed uses:	QSR, MOB
Development:	Raw land
Utilities:	On site
Traffic count:	31,837 VPD (TxDOT 2014)
Asking price:	Call for details

CONTACT

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RANGE REALTY ADVISORS
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214-416-8222 | RANGEREALTYADVISORS.COM

FOR LEASE
16,000 SF (0.367 AC)

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6650 N Beach St Pad Site

FORT WORTH SUBMARKET

The Northeast Fort Worth suburbs are a more affluent submarket located east of I-35W and north of I-820. The area is densely populated and boasts one of the highest buying power per square mile in Western DFW. The area's residents benefit from the economic growth in Downtown Fort Worth and the nearby Alliance Texas industrial development.

As a fast-growing area with relatively high incomes, the submarket has seen significant growth in the retail sector. Just over 1 million SF have delivered since 2010, and nearly all of that space is leased. Additionally, DFW is currently experiencing an occupancy rate of 93%, its highest level since 1981, making Northeast Fort Worth an ideal site for new development.



Downtown Fort Worth

<u>Demographics</u>	<u>5-mile radius</u>
Estimated population, 2019:	297,487
Projected population, 2024:	316,083
Median age, 2019:	33.8
Est. median household income, 2019:	\$81,254

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Thomas Sterquell	0558966	tsterquell@rangerealtyadvisors.com	214-416-8225
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date